

MINUTES OF THE
DIRECTOR OF COMMUNITY DEVELOPMENT

January 22, 1987

City of West Hollywood

I. CALL TO ORDER

The public hearing before the Director of Community Development, held at the City Hall Chambers at 8611 Santa Monica Blvd., was called to order at 2:15 p.m. by the Director.

II. PUBLIC HEARING

A. Minor Conditional Use Permit 86-15 - Request to permit a residential care facility for learning disabled adults in an existing apartment building at 8220 West Norton Avenue.

1. Dean Sherer presented the staff report and recommended denial of this proposal.
2. Applicant - Carol Goodman presented background material of the Independent Learning Center and described the clients this center would service. The Center's purpose is to prepare learning disabled adults for independent living. The applicant also expressed her reasons for choosing this site.
3. Persons in favor - The following three (3) persons spoke in favor of this proposal:
 - o Sandy Gordon, 1054⁹ Cheviot Dr., L.A. 90064, president of the Independent Learning Center, answered some of the questions raised by staff. 24 hour supervision will be provided. The Applicant does not intend to displace existing tenants. Parking will not be a problem because most clients do not drive.
 - o Werner Wolfen, father of one of the Center's clients, described his son as an active healthy member of society.
 - o Karel Guefen, 704 N. Foothill Rd. Beverly Hills 90210, mother of one of the Center's clients.

4. Persons in opposition - The following five (5) persons spoke in opposition to this proposal:
- o David Behr, 8127 W. Norton, 90046, expressed the following concerns:
 1. Parking will be inadequate for employees and visitors;
 2. This is a method of getting out of rent control; and
 3. The pool is dangerous to those clients.
 - o Helen Linke, 8220 W. Norton Ave., #7, 90046, reported that current tenants have been offered money by the applicant to encourage them to leave.
 - o William Steinhart, 400 S. Hudson Ave., 90020, (owner) was concerned that this Center would reduce the value of his property.
 - o Sal Gorriello, 8220 W. Norton, 90046.
 - o Paul Beberian, 8250-8262 Norton Ave., 90046.
5. Applicant Rebuttal - The applicant, Carol Goodman, responded to concerns expressed by citizens. The clients require no special needs other than training to live independently.

Discussion by the Director:

The Director questioned Cathy Crider, Manager of the Rent Stabilization Department, regarding the eviction of tenants. Ms. Crider answered the Director's questions and explained the difficult process for such eviction.

The Director asked the existing tenants of the subject apartment building for their experience with the Center's clients currently living there.

- o Arlene Levine explained some unpleasant personal experiences and further explained that the building manager hired by the Center is not on duty 24 hours per day.

The Director asked the applicants of their intention to occupy more of the building. The applicants responded that it is their intent to occupy more of the building

but this will only be done as units become vacant. The Center provides 24 hour supervision by a couple and additional weekend staff.

The Director described the two conflicting issues of this case to be the City's conviction to provide for those not accepted in other places and the city's goal to protect the affordable housing stock. The Director directed staff to facilitate a meeting between the applicant and the building tenants to address the following issues:

1. enforcing a condition of prohibiting evictions;
2. limiting the number of units occupied by the Center's clients;
3. interaction between residents and the Center's clients;
4. the number of cars generated by the Center; and
5. Is this Center exempt from State licensing?

The Director was informed that the applicants and existing tenants have been involved in formal mediation through the Neighborhood Justice Center.

ACTION: to continue MCUP 86-15 to February 12, 1987 to allow staff to schedule a meeting with the applicant and the current building residents to discuss possible compromises.

III. ADJOURNMENT

This meeting was adjourned at 3:15 p.m. to the next meeting of the Director of Community Development on February 12, 1987.